



WOOD & PILCHER



- 3 Bed Detached Property
- Period Features
- St. James Location
- Lounge with Solid Fuel Burner
- Generous Off Road Parking
- Energy Efficiency Rating: E

St. James Park, Tunbridge Wells

£585,000

woodandpilcher.co.uk

104 St. James Park, Tunbridge Wells, TN1 2LL

With the real advantages of both two off road parking spaces and a spacious rear garden, a three bedroom detached family home on this popular cul de sac in the St. James quarter of Tunbridge Wells. As currently arranged the property has a spacious lounge with feature wood burner, a further dining room and a separate contemporary kitchen. There are three good sized bedrooms to the first floor and further family bathroom. We understand there are only two detached properties on this particular street and to this end we would encourage all interested parties to act quickly to avoid disappointment.

Access is via a double glazed door with two inset opaque glass panels to:

LOUNGE:

Areas of tiled flooring and further areas of engineered wooden flooring. Feature bay window to the front comprised of three sets of double glazed panels each with fitted Roman blinds. Two radiators with decorative covers, period picture rail with cornicing. Cast iron solid fuel burner inset to the brick chimney with a stone hearth and wooden mantle. Various media points, good space for lounge furniture and entertaining, leading to:

INNER HALLWAY:

Engineered wooden flooring, dado rail, stairs to first floor. Understairs storage area, radiator, wall mounted thermostatic control. Door leading to:

DINING ROOM:

Engineered wooden flooring, double glazed window to rear with fitted blind, picture rail, inset spotlights to the ceiling, radiator. Space for table, chairs and entertaining.

KITCHEN:

Fitted with a range of wall and base units with a complementary work surface. Space for freestanding Range cooker with original chimney over and high level wooden mantle. Feature woodblock work surface, ceramic Butler sink with mixer tap and stainless steel splashback. Space for freestanding dishwasher and fridge/freezer. Vinyl floor, areas of wooden panelling, radiator, cornicing, various media points. Door to shallow understairs cupboard. Partially glazed stable door to the rear garden with dog flap, double glazed window to the side with fitted blind.

FIRST FLOOR LANDING:

Carpeted, slimline wall mounted radiator, dado rail, fitted wooden cupboard with areas of shelving and with further storage over. Doors leading to:

BEDROOM:

Wood effect flooring, double glazed window to the rear with fitted blind, areas of fitted shelving, picture rail, wall mounted 'Worcester' boiler.



SHOWER ROOM:

Fitted with a corner shower cubicle with single head shower, wall mounted wash hand basin with mixer tap over and storage below, low level wc. Tiled floor, part tiled walls, extractor fan, towel radiator. Double glazed window to the side with fitted blind.

BEDROOM:

Painted exposed wooden floorboards, double glazed window to the rear with fitted blind, picture rail, radiator. Space for double bed and bedroom furniture.

BEDROOM:

Areas of exposed wooden floorboards, good space for bed and bedroom furniture. Feature recess (formerly fireplace), fitted shelves to either side of the chimney breast, inset spotlights to the ceiling, various media points. Large walk in wardrobe and shallow bay window to the front comprised of three sets of double glazed panels each with a fitted blind.

OUTSIDE FRONT:

The front garden has been replaced by good areas of herringbone brickwork affording parking space for two vehicles.

OUTSIDE REAR:

Low maintenance paved area to the immediate side of the property with a gate returning to the front. Door to a freestanding utility space with good general storage space and plumbing for a washing machine. Steps lead up to a low maintenance garden area which is effectively on two levels, the lower level has good areas of paving stone affording space for table and chairs and entertaining, there are further steps leading to a higher level set principally to lawn with a detached shed and wooden retaining fencing.

SITUATION:

St James Park is a pleasant residential street within the St James' quarter of Tunbridge Wells. It offers good access to highly regarded restaurants and further independent retailers on nearby Camden Road as well as St James Church and St James Primary School. The town centre itself is little under a mile distant with an excellent mix of social, retail and educational facilities including two theatres and a number of sports and social clubs, a run of primarily multiple retailers within Royal Victoria Place and associated Calverley Road with a further mix of interesting retailers, restaurants and bars between Mount Pleasant and The Pantiles. The town provides a number of highly regarded schools, primary, secondary, independent and grammar levels, many of which area readily accessible from the property. The town benefits from two mainline railway stations, one at Tunbridge Wells itself and another at nearby High Brooms which is accessed via the picturesque and refurbished Grosvenor & Hilbert Park.

TENURE:

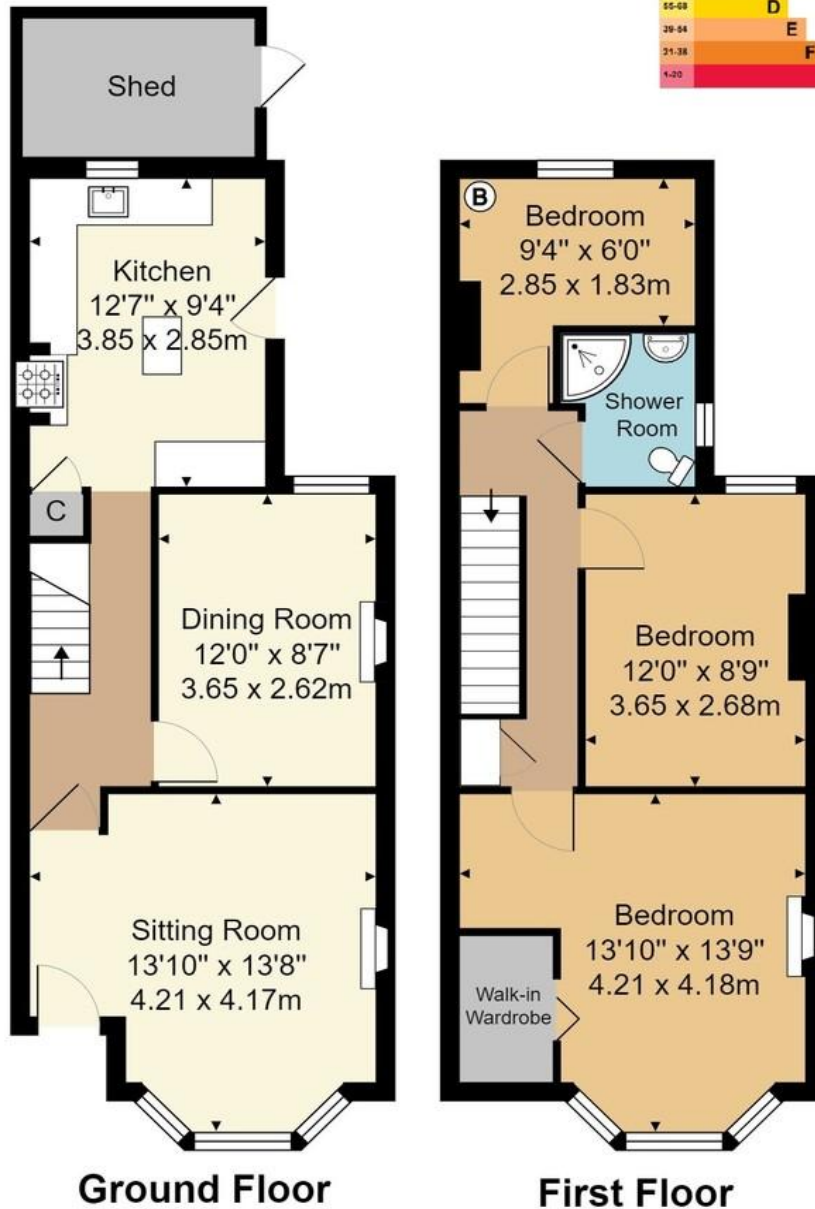
Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
66-80	C		
55-65	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 967 ft² ... 89.9 m²
(Excludes Shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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